
What is a Rezoning?

A rezoning is a change in the zoning district designation for a property, which regulates allowable land uses. The rezoning process exists to allow people to apply to City Council to change the zoning district designation of their property to another zoning classification.

Any property owner in Hopewell may request to rezone their property. If you are thinking of requesting a rezoning of your property, you should first make an appointment with the Department of Development to discuss your request. You will be advised of the process, the materials you will be asked to submit, the fee involved, the basis upon which your request will be evaluated, and answer any questions you may have.

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What must be submitted to request a Rezoning?

- A completed “Application for Rezoning,” which can be obtained at the Department of Development.
- A completed “proffer statement,” if any.
- Eight (8) copies of a survey of the property prepared by a licensed surveyor or engineer.
- A \$300 application fee.

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What are the steps in the Rezoning process?

1. Submit the completed application, plats of the property, and fee to the Department of Development.
2. The Department will notify adjacent property owners of the pending zoning change and public hearings.
3. The application is forwarded to the Planning Commission, who holds a public hearing and makes a recommendation to the City Council.
4. The Council then holds a public hearing to approve, approve with conditions, or deny the rezoning request.

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How long does the Rezoning process take?

The process usually takes about three (3) months, although the Planning Commission or City Council may defer action to resolve issues.

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Who can grant a Rezoning?

The City Council has the authority to change the zoning of a property.

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How long is a Rezoning valid?

Once City Council approves the rezoning, it is valid until the next time the zoning is changed by the Council. A rezoning runs with the property owner, thus remains valid even after changes in property ownership.

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For more information contact:

Department of Development
300 N. Main St.
Hopewell, VA 23860
(804) 541-2220

Rezoning



Land Development Brochure

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